061.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,900 / 651,900
					USE VALUE:	651,900 / 651,900
					ASSESSED:	651,900 / 651,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
198		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	198 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMOAK DALE -
Owner 2:	SCHWARTZ ELIZABETH M -
Street 1:	198 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,173 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6173.000	228,300		423,600	651,900
Total Card	0.142	228,300		423,600	651,900
Total Parcel	0.142	228,300		423,600	651,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.04 | /Parcel: 485.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40342
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,400	0	6,173.	423,600	652,000	652,000	Year End Roll	12/18/2019
2019	101	FV	198,000	0	6,173.	417,600	615,600	615,600	Year End Roll	1/3/2019
2018	101	FV	198,000	0	6,173.	320,800	518,800	518,800	Year End Roll	12/20/2017
2017	101	FV	198,000	0	6,173.	302,600	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	198,000	0	6,173.	278,400	476,400	476,400	Year End	1/4/2016
2015	101	FV	185,900	0	6,173.	260,200	446,100	446,100	Year End Roll	12/11/2014
2014	101	FV	185,900	0	6,173.	239,700	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	185,900	0	6,173.	239,700	425,600	425,600		12/13/2012

!5310!

PRINT

Date	Time
12/10/20	20:13:03

LAST REV

Date	Time
02/12/19	13:10:49

ekelly

USER DEFINED

Prior Id # 1:	40342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMOAK DALE	44179-259		11/29/2004	Family	1	No	No		
ALMARZOOQI MOHA	26949-3		12/30/1996		174,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/1992	236		6,800					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
2/24/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6173		Sq. Ft.	Site		0	70.	0.98	6									423,632						423,600	

Total AC/HA: 0.14171 | Total SF/SM: 6173 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,632 | Spl Credit | Total: 423,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310234
Depreciation:	81902
Depreciated Total:	228332

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

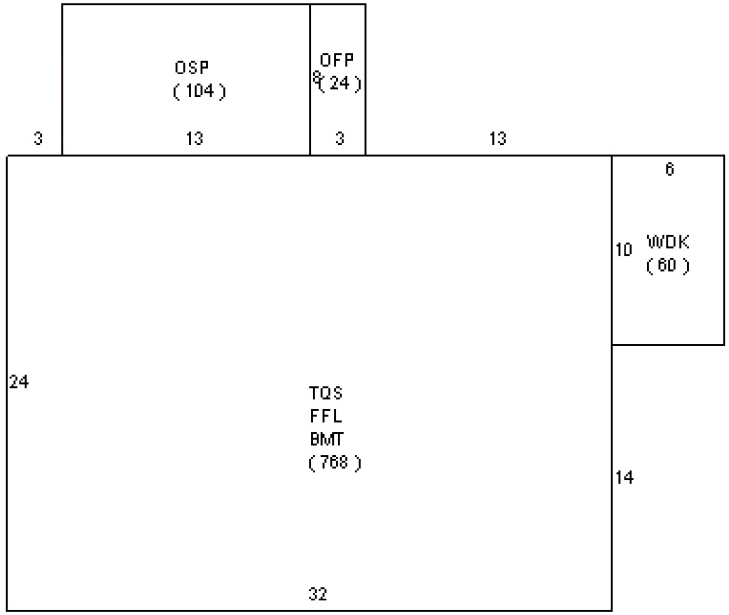
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	99.26
Final Total:	228300	Val/Su SzAd	169.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.310	32,494
FFL	First Floor	768	141.030	108,314
TQS	3/4 Story	576	141.030	81,236
OSP	Screen Porch	104	35.420	3,684
WDK	Deck	60	15.920	955
OFP	Open Porch	24	43.780	1,051

Net Sketched Area:	2,300			Total:	227,734
Size Ad	1344	Gross Are	2492	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	